



# BONNER COUNTY PLANNING DEPARTMENT

1500 HIGHWAY 2, SUITE 208, SANDPOINT, ID 83864 (208) 265-1458 (208) 265-1463 (FAX)  
[planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov) (email) [www.bonnercountyid.gov](http://www.bonnercountyid.gov) (web page)

## MINOR LAND DIVISION APPLICATION

### FOR OFFICE USE ONLY:

FILE #

MLD0040-25

RECEIVED:

RECEIVED

MAY 15 2025

BONNER COUNTY  
PLANNING DEPARTMENT

### PROJECT DESCRIPTION:

Name of Minor Land Division plat: Clarke Estates

### APPLICANT INFORMATION:

Landowner's name: David Clarke; William & Judith Clarke

Mailing address:

City: Temecala

State: CA

Zip code: 92590

Telephone:

Fax: n/a

E-mail:

### REPRESENTATIVE'S INFORMATION:

Representative's name: Tess Vogel, Associate Planner

Company name: Ruen-Yeager & Associates, Inc.

Mailing address: 219 Pine Street

City: Sandpoint

State: ID

Zip code: 83864

Telephone: 208-265-4629, ext. 208

Fax: n/a

E-mail: [tvogel@ruenyeager.com](mailto:tvogel@ruenyeager.com)

### ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to the project: Steve Sprague, PLS - Project Surveyor

Company name: Ruen-Yeager & Associates, Inc.

Mailing address: 3201 North Huetter Road, Suite 102

City: Coeur d'Alene

State: ID

Zip code: 83814

Telephone: 208-292-0820, ext. 122

Fax: n/a

E-mail: [srs@ruenyeager.com](mailto:srs@ruenyeager.com)

### PARCEL INFORMATION:

Section #: 9

Township: 56N

Range: 3W

Parcel acreage: 47.09 acres

Parcel # (s): RP56N03W098550A

Current zoning: Rural-5

Current use: Vacant

Comprehensive plan designation: Rural Residential

Within Area of City Impact:

☐ Yes ☒ No

If yes, which city?: n/a

**ADDITIONAL PROJECT DESCRIPTION:****This application is for :**

Lot #1	Proposed acreage: 5 acres	Remainder	Proposed acreage: 32.06 acres
Lot #2	Proposed acreage: 5 acres	Do the proposed lots meet the required depth to width ratio and applicable angle of intersection per BCRC 12-621:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Lot #3	Proposed acreage: 5 acres		
Lot #4	Proposed acreage: n/a		

**SITE INFORMATION:**

Does the property contain steep slopes of 15% or greater per the USGS maps?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Are there any water courses present on site per the NHD maps? (lakes, streams, rivers & other bodies of water) <b>Note:</b> submerged lands shall not be counted for determining density in a subdivision per BCRC 12-622.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are wetlands present on site per the U.S. Fish and Wildlife Service National Wetland Inventory Maps?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is the subdivision designed around identified natural hazards per BCRC 12-626 (A)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Do existing structures meet required setbacks to proposed lot lines per BCRC Title 12 Chapter 4.1?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Are proposed lots split by city, county, zoning, or public R-O-W boundaries?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Flood Hazard Zones located on site: <input type="checkbox"/> X <input type="checkbox"/> D <input type="checkbox"/> A <input checked="" type="checkbox"/> AE	DFIRM MAP: 16017C0925E
Other pertinent information (attach additional pages if needed): <u>See slope and floodplain aerials, D:W calculations</u> An old dwelling was on site but has since been torn down, no other structures are on site. The old dwelling did have a septic system and well.	

**ACCESS INFORMATION:**

Please check the appropriate boxes:	
<input type="checkbox"/> Private Easement	<input type="checkbox"/> Existing <input type="checkbox"/> Proposed
<input checked="" type="checkbox"/> Public Road	<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed
<input type="checkbox"/> Combination of Public Road/Private Easement	<input type="checkbox"/> Existing <input type="checkbox"/> Proposed
Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, easement/right of way width, road grade. Include recorded instrument number for existing easements/roads & name, if existing: <u>Evergreen Road is a 50-foot-wide existing county road and Lakeshore Drive is a 50-foot-wide existing county road.</u>	
List existing access and utility easements on the subject property. _____	

**SERVICES:**

Which power company will serve the project site? Northern Lights, Inc.

Which fire district will serve the project site? Selkirk Fire District

**Sewage disposal will be provided by:**

☐ Existing Community System

☐ Proposed Community System

☒ Individual system

Explain the type of sewage system (LSAS, community drain field, individual septic, ect.) capacity, maintenance plan, location of facilities, name of facilities/provider, proposed ownership, if applicable, and other details: Individual septic systems for each property at time of individual development are proposed.

**Note:** Please attach the necessary proof of urban services if required.

Will the sanitary restriction be lifted by the Panhandle Health District?

☐ Yes ☒ No

**Water will be supplied by:**

☐ Existing public or community system

☐ Proposed Community System

☒ Individual well

Please explain the water source, name of provider, proposed ownership, capacity, system maintenance plan, storage and delivery system and other details: Individual wells for each property at time of individual development are proposed

**Note:** Please attach the necessary proof of urban services if required.

I hereby certify that all the information, statements, attachments and exhibits submitted herewith are true to the best of my knowledge. I further grant permission to Bonner County employees and representatives, elected or appointed officials to enter upon the subject land to make examinations, post the property or review the premises relative to the processing of this application.

Landowner's signature: Tess Vogel MS, Associate Land Use Planner Digitally signed by Tess Vogel MS, Associate Land Use Planner Date: 2025.05.15 12:10:34 -07'00' Date: \_\_\_\_\_

Landowner's signature: \_\_\_\_\_ Date: \_\_\_\_\_



## Bonner County Planning Department

*"Protecting property rights and enhancing property value"*

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

Phone (208) 265-1458 - Fax (208) 265-1463

Email: [planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov) - Web site: [www.bonnercountyid.gov](http://www.bonnercountyid.gov)

### MINOR LAND DIVISION CHECKLIST

#### **Instructions:**

1. Prior to submittal of this application, the applicant is encouraged discuss the proposal with a Planner.
2. Digital submission is encouraged.
3. The following items shall be submitted together with the Minor Land Division application:
  - ☒ A copy of the Minor Land Division plat, prepared and stamped by an Idaho licensed surveyor and containing all required information and plat certifications per Bonner County Revised Code. If submission is not digital please submit a reduced 11X17 copy of the plat.
  - ☒ Boundary closures.
  - ☒ A copy of plat certificate/preliminary title report.
  - ☒ A copy of the currently recorded deed for the subject property.
  - ☒ If within an existing plat, applications shall include an additional copy of the plat, currently recorded, marked with distinguishable lines so as to clearly indicate the existing and proposed lot lines.
  - ☐ Additional information reasonably required for a thorough review of the application, as may be requested by the Planning Director.
  - ☒ Any other information the applicant believes should be considered in the application.  
**Floodplain Aerial, Slope Aerial, D:W Calculations**
  - ☐ Application filing fee. The application cannot be accepted by the planning department unless accompanied by the appropriate fees. (BCRC 12-265)  
**Tech/Processing Fee: \$30.00**  
**GIS Review Fee: \$40.00**  
**Floodplain Review Fee: \$25.00**  
**MLD Application Fee: \$575.00 (\$500/lot created - large remainder parcel not included)**  
**County Surveyor Review: TBD after review**  
**TOTAL FEES DUE: \$670.00**



# BONNER COUNTY PLAT SUBMITTAL CHECKLIST

PROPOSED SUBDIVISION NAME: CLARKE ESTATES SUBMIT DATE: \_\_\_\_\_

NO. LOTS/TRACTS/PARCELS 3 LOTS FEE: \_\_\_\_\_

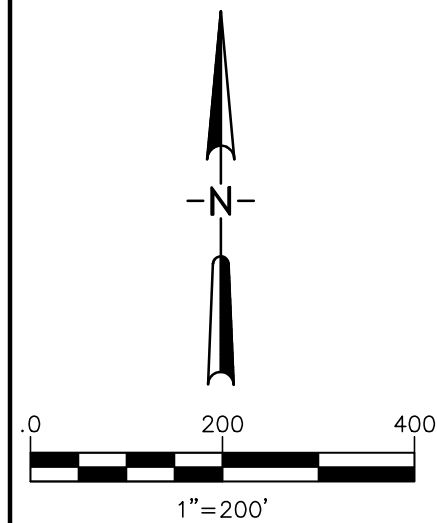
COMPANY SUBMITTING PLAT: RUEN-YEAGER & ASSOCIATES

IDAHO SURVEYOR NAME AND LICENSE #: STEVEN R. SPRAGUE PLS 13554

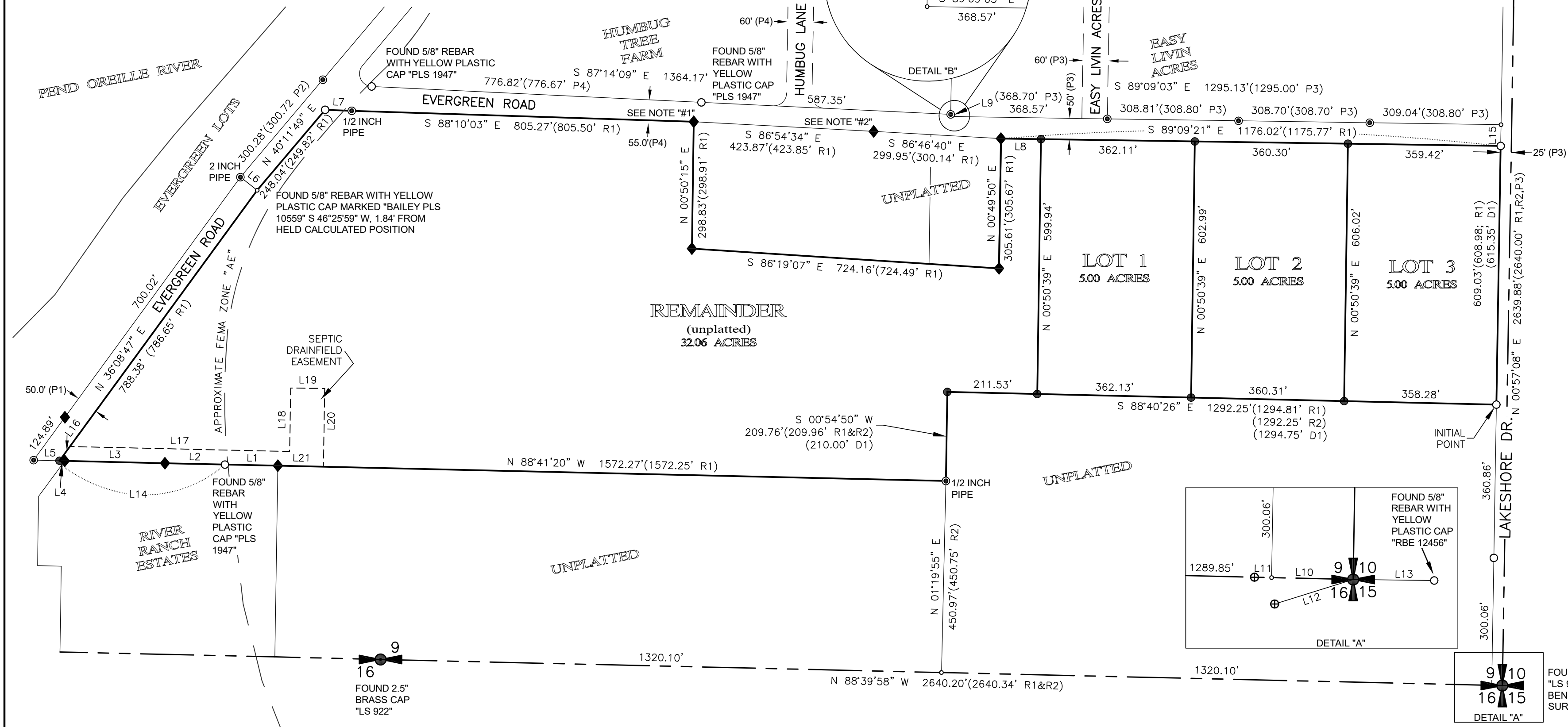
1. BONNER COUNTY PLAT - FILE NUMBER:	
2. PLAT WITHIN A CITY IMPACT AREA	N/A
3. PLAT NAME	CLARKE ESTATES
4. 18" X 27" WITH 3 1/2" MARGIN AT LEFT END; 1/2" ON OTHER ENDS	yes
5. ONE PAPER COPY OF FINAL PLAT	
6. NORTH ARROW BCRC 12-646 J	yes
7. BASIS OF BEARING & SOURCE NOTED ON LINEWORK BCRC 12-646 F	yes
8. SCALE BCRC 12-646 J	yes
9. STAMPED, SIGNED & DATED BCRC 12-646 K	
10. SUBDIVISION NAME (NOT DUPLICATE OF EXISTING PLAT) BCRC 12-646 A	yes
11. SECTION BCRC 12-646 D	yes
12. TOWNSHIP BCRC 12-646 D	yes
13. RANGE BCRC 12-646 D	yes
14. MERIDIAN BCRC 12-646 D	yes
15. COUNTY BCRC 12-646 D	yes
16. CITY BCRC 12-646 D	n/a
17. STATE BCRC 12-646 D	yes
18. LEGEND	yes
19. VICINITY MAP (BCRC 12-642(b)(1))	yes
20. SURVEYORS NARRATIVE	yes
21. EASEMENTS; LOCATION, WIDTH & PURPOSE BCRC 12-646 D	yes
22. BLOCK NUMBERS BCRC 12-646 G	n/a
23. LOT NUMBERS FOR ALL LOTS, TRACTS, OPEN SPACES, ETC. BCRC 12-646 G	yes
24. ROAD RIGHT-OF-WAY WIDTHS BCRC 12-646 D	yes
25. ROAD RIGHT-OF-WAY; CENTERLINE LOCATIONS BCRC 12-646 D	n/a
26. ROAD RIGHT-OF-WAY; DEDICATIONS BCRC 12-646 D & G	n/a
27. BEARINGS AND DISTANCES OF EXTERIOR BOUNDARY BCRC 12-646 D	yes
28. BEARINGS AND DISTANCES OF INTERIOR LOT LINES BCRC 12-646 D	yes
29. EXTERIOR BOUNDARY CORNERS; MATERIAL, SIZE, LENGTH	yes
30. INTERIOR LOT CORNERS; MATERIAL, SIZE, LENGTH	yes
31. CENTERLINE MONUMENTS, IF NECESSARY	n/a

32. REFERENCE TO ADJOINING SUBDIVISIONS OR RECORDS OF SURVEY BCRC 12-646 D	yes
33. DESCRIPTION OF ALL MONUMENTS (PUBLIC LAND SURVEY CORNERS & SECTION SUBDIVISION CORNERS) BCRC 12-646 E	yes
34. NO ENCROACHMENT UPON MARGINS OF PLAT	yes
35. The "initial point" and description thereof, shall be indicated on the drawing and the location and description in conformance with Idaho Code. BCRC 12-646 C	yes
36. Location of all watercourses, base flood elevations, the elevations derived from flood insurance rate maps, and approximate areas subject to inundation of stormwater overflow. BCRC 12-646 L	yes
37. Wetland boundaries and any proposed easements or easements of record for drainage, channels, overhead and underground utility lines, sanitary sewers and water systems within the tract. BCRC 12-646 M	n/a
38. CLARITY OF ALL LINES	yes
39. LEGAL DESCRIPTION OF EXTERIOR BOUNDARY-OWNERS CERT	yes
40. CLOSURE REPORTS ON EXTERIOR BOUNDARY & ALL LOTS	yes
41. ACREAGE TO THREE DECIMAL PLACES (S.F. -NEAREST FOOT)	yes
42. TIE TO TWO PUBLIC LAND SURVEY OR MONUMENTS RECOGNIZED BY THE COUNTY SURVEYOR/CITY SURVEYOR	yes
43. COPY OF CORNER PERPETUATION FORMS ON CORNERS USED TO CONTROL SUBDIVISION AND PERTINENT ROS & PLATS	
44. CENTER OF SECTION MONUMENTED AND CP&F PREPARED	falls within river, request county surveyor input on how to proceed
45. CURVE DATA INCL.DELTA, RADIUS, CHORD BRG/DIST, LENGTH BCRC 12-646 D	n/a
46. GENERAL NOTES & DETAILS	yes
47. CUL-DE-SAC & KNUCKLE RADIUS BCRC 12-646 D	n/a
48. SURVEYOR'S CERTIFICATE BCRC 12-647 C	yes
49. OWNER'S DEDICATION CERTIFICATE BCRC 12-647 A	yes
50. COMPANY TITLE BLOCK	yes
51. SPECIAL CONDITIONS APPLICABLE TO THE SUBDIVISION	n/a
52. REFERENCE TO BOUNDARY CONFLICTS WITH ADJOINERS	yes
53. SPECIAL SETBACK LINES BCRC 12-411/412 Structure Setbacks if existing.	n/a
54. PRIVATE RESERVATIONS	n/a
55. PUBLIC/PRIVATE DEDICATIONS	n/a
56. NOTARY PUBLIC FORMAT & STAMP	yes
57. HIGHWAY DISTRICT APPROVAL	n/a
58. COUNTY SURVEYOR CERTIFICATION BCRC 12-647 C	yes
59. COUNTY TREASURER CERTIFICATION (ONLY VALID FOR 30 DAYS) BCRC 12-647 F	yes
60. COUNTY RECORDER CERTIFICATION BCRC 12-647 G	yes
61. COUNTY COMMISSIONERS' CERTIFICATION BCRC 12-647 E	yes
62. SANITARY RESTRICTION/HEALTH DISTRICT APPROVAL BCRC 12-647 D	n/a
63. WATER & SEWER SYSTEM STATEMENTS	n/a
64. CITY PLANNER SIGNATURE, IF APPLICABLE	n/a
65. FIELD CHECK (ALL PINS SET OR BOND IN PLACE)	to be completed once preliminary plat is approved
66. NO SIGNIFICANT CHANGES IN MAPPING FROM PRELIMINARY TO FINAL PLAT	



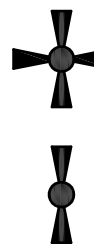


LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 88°43'07" W	124.77'(124.85' R1)(125.00' P5)
L2	S 88°44'43" E	141.02'(141.00' P5)
L3	S 88°38'07" E	235.74'(235.49' P5)
L4	N 88°38'46" W	12.41'(12.40' P5)
L5	S 88°38'46" E	60.92'(60.89' P1)(60.90' P5)
L6	S 51°49'42" E	50.03'(50.00' P2)
L7	S 87°54'01" E	62.50'(62.52' R1)
L8	S 89°09'21" E	94.19'
L9	S 00°57'11" W	5.00'(5.00' P4)
L10	N 88°39'58" W	25.00'
L11	N 88°39'58" W	5.25'
L12	N 89°32'09" W	25.18'
L13	S 89°17'05" E	24.84'
L14	N 88°40'32" W	389.17'(389.20 R1)(388.89' P5)
L15	S 00°57'08" W	50.04'
L16	N 36°08'41" E	41.42'
L17	S 88°42'04" E	517.18'
L18	N 01°00'14" E	149.34'
L19	S 89°18'29" E	80.00'
L20	S 01°00'14" W	184.34'
L21	N 88°41'20" W	107.08'



## LEGEND

- FOUND 3/4 INCH IRON PIPE UNLESS NOTED OTHERWISE
- FOUND YELLOW PLASTIC CAP MARKED BAILEY PLS 10559 UNLESS NOTED OTHERWISE
- ⊕ FOUND 2 INCH ALUMINUM CAP MARKED "TUCKER P.E. 1947"
- ◆ FOUND 5/8 INCH REBAR WITH NO CAP/ILLEGIBLE CAP
- SET 5/8 INCH REBAR WITH BLUE PLASTIC CAP MARKED "RUEN YEAGER PLS 13554"
- CALCULATED POINT



FOUND SECTION CORNER AS NOTED



FOUND QUARTER CORNER AS NOTED

- BOUNDARY LINE
- - - - RIGHT-OF-WAY
- - - - EASEMENT LINE
- SECTION LINE
- PROPERTY LINE
- - - - FEMA ZONE "AE"

## NOTE

THIS RECORD OF SURVEY DOES NOT ATTEMPT TO SHOW ALL EASEMENTS OR RIGHTS-OF-WAY OF RECORD, THE SIZE OR LOCATION OF PRESCRIPTIVE EASEMENTS, FENCE LINES OR PHYSICAL FEATURES OF THE PROPERTY. THE EASEMENTS WHICH ARE SHOWN ARE AS THEY EXISTED AT THE TIME THEY WERE RECORDED. ITEMS SUCH AS THE ROADS AND FENCES WHICH ARE SHOWN, ARE FOR INFORMATIONAL PURPOSES ONLY.

NOTE #1: FOUND 5/8" REBAR THAT IS CLOSE TO RECORD POSITION; HOWEVER, THIS MONUMENT IS ENCROACHNG INTO THE RIGHT-OF-WAY DEFINED BY PLAT OF "HUMBUG TREE FARM" N00°50'15"E, 8.68 FEET WHEN MEASURED PERPENDICULARLY TO SOUTHERLY RIGHT-OF-WAY LINE

NOTE #2: FOUND 5/8" REBAR THAT IS CLOSE TO RECORD POSITION; HOWEVER, THIS MONUMENT IS ENCROACHNG INTO THE RIGHT-OF-WAY DEFINED BY PLAT OF "HUMBUG TREE FARM" N02°45'51"E, 6.26 FEET WHEN MEASURED PERPENDICULARLY TO SOUTHERLY RIGHT-OF-WAY LINE

## REFERENCES (RECORDS OF BONNER COUNTY)

(P1)	PLAT OF EVERGREEN LOTS, RECORDED JUNE 1962, IN BOOK 2, PAGE 91, INSTRUMENT NO. 086146P
(P2)	PLAT OF EVERGREEN LOTS BLOCK 2, RECORDED SEPTEMBER 1967, IN BOOK 2, PAGE 151, INSTRUMENT NO. 112774
(P3)	PLAT OF EASY LIVIN' ACRES, RECORDED APRIL 1975, IN BOOK 3, PAGE 107, INSTRUMENT NO. 164655
(P4)	PLAT OF HUMBUG TREE FARM, RECORDED DECEMBER 1983, IN BOOK 4, PAGE 10, INSTRUMENT NO. 280016
(P5)	PLAT OF RIVER RANCH ESTATES, RECORDED APRIL 1986, IN BOOK 4 PAGE 45, INSTRUMENT NO. 318655
(R1)	RECORD OF SURVEY BY BAILEY PLS 10559, RECORDED DECEMBER 2004, AS INSTRUMENT NO. 665801
(R2)	RECORD OF SURVEY BY BAILEY PLS 10559, RECORDED JUNE 2006, AS INSTRUMENT NO. 706658
(D1)	RECORD INFORMATION PER WARRANTY DEED, INSTRUMENT NO. 632325

# CLARKE ESTATES

A MINOR LAND DIVISION IN THE SOUTH HALF OF  
SECTION 9, TOWNSHIP 56 NORTH, RANGE 3 WEST,  
BOISE MERIDIAN, BONNER COUNTY, IDAHO

## BASIS OF BEARING

BEARINGS SHOWN ARE BASED ON THE IDAHO COORDINATE SYSTEM OF 1983, WEST ZONE, USING A TRANSVERSE MERCATOR PROJECTION OF THE NORTH AMERICAN DATUM OF 1983 AND A PROJECT REFERENCE FRAME BASED ON NAD83 (2011) EPOCH 2010. GROUND DISTANCES ARE SHOWN IN US FEET UNITS. PROJECT CONTROL WAS ESTABLISHED USING GPS MEASUREMENTS TO THE FOLLOWING CORS STATIONS:

PID	DESIGNATION	LATITUDE	LONGITUDE
DG9747	MTFV FLAT HEAD COMMUNI CORS ARP	N481338.890	W1141936.542
DG9748	P422 FOOT_HILL_ID2007 CORS GRP	N464752.298	W1165846.803
DG7410	P020 DRYLNDRSH_WA2004	N470007.933	W1183356.712

## SURVEYOR'S NARRATIVE

### PURPOSE OF SURVEY

THE PURPOSE OF THIS SURVEY IS FOR A MINOR LAND DIVISION TO SUBDIVIDE A 47.09 ACRE PARCEL INTO THREE 5-ACRE LOTS WITH A 32-ACRE REMAINDER PARCEL.



**RUEN-YEAGER & ASSOCIATES, INC.**  
CONSULTING ENGINEERS — LAND SURVEYORS  
PLANNERS

3201 N. HUETTER RD., STE. #102  
COEUR D'ALENE, IDAHO 83814 (208)292-0820

219 PINE ST.  
SANDPOINT, IDAHO 83864 (208)265-4629

DRAWN BY	PROJECT NO.	PLAT DATE	SHEET
BC	P240527	5/13/2025	1/3

CLARKE ESTATES  
A MINOR LAND DIVISION IN THE SOUTH HALF OF  
SECTION 9, TOWNSHIP 56 NORTH, RANGE 3 WEST,  
BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS’ CERTIFICATE

THIS IS TO CERTIFY THAT DAVID CLARKE, WILLIAM CLARKE AND JUDITH CLARKE AS OWNERS OF A PORTION OF LAND IN THE SOUTH HALF OF SECTION 9, TOWNSHIP 56 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO ARE THE RECORD OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN AND TO BE KNOWN AS "CLARKE ESTATES", MEETS AND BOUNDS DESCRIPTION OF LAND BEING SUBDIVIDED MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 9;  
THENCE ALONG THE SOUTH LINE OF SECTION 9 NORTH 88°39’58” WEST, 25.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF LAKESHORE DRIVE;  
THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 00°57’08” EAST, 660.92 FEET TO THE TRUE POINT OF BEGINNING (SHOWN AS THE "INITIAL POINT" OF THIS SURVEY);  
THENCE NORTH 88°40’26” WEST, 1292.25 FEET TO A 5/8" REBAR WITH A BLUE PLASTIC CAP MARKED "PLS 13554";  
THENCE SOUTH 00°54’50" WEST, 209.76 FEET TO A 1/2 INCH IRON PIPE;  
THENCE NORTH 88°41’20" WEST, 1572.27 FEET TO A 5/8" REBAR;  
THENCE NORTH 88°43’07" WEST, 124.77 FEET TO A 5/8" REBAR WITH A YELLOW PLASTIC CAP MARKED "PE 1947";  
THENCE NORTH 88°44’43" WEST, 141.02 FEET TO A 5/8" REBAR;  
THENCE NORTH 88°38’07" WEST, 235.74 FEET TO A 5/8" REBAR WITH AN ILLEGIBLE CAP;  
THENCE NORTH 88°38’46" WEST, 12.41 FEET TO A 5/8" REBAR WITH A BLUE PLASTIC CAP MARKED "PLS 13554";  
THENCE ALONG THE EASTERLY RIGHT-OF-WAY OF EVERGREEN ROAD, NORTH 36°08’41" EAST, 788.38 FEET;  
THENCE CONTINUING ALONG SAID RIGHT-OF-WAY NORTH 40°11’49" EAST, 248.04 FEET TO AN INTERSECTING POINT ON THE SOUTHEAST RIGHT-OF-WAY OF EVERGREEN ROAD MARKED BY A 5/8" REBAR WITH A YELLOW PLASTIC CAP MARKED "PLS 10559";  
THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY OF EVERGREEN ROAD THE FOLLOWING TWO (2) CALLS:  
SOUTH 87°54’01" EAST, 62.50 FEET TO A 1/2 INCH IRON PIPE;  
SOUTH 88°10’03" EAST, 805.27 FEET TO A 5/8" REBAR;  
THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 00°50’15" WEST, 298.83 FEET TO A 5/8" REBAR;  
THENCE SOUTH 86°19’07" EAST, 724.16 FEET TO A 5/8" REBAR;  
THENCE NORTH 00°49’50" EAST, 305.61 FEET TO A 5/8" REBAR ON THE SOUTHERLY RIGHT-OF-WAY LINE OF EVERGREEN ROAD;  
THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY SOUTH 89°09’21" EAST, 1176.02 FEET TO A 5/8" REBAR WITH A YELLOW PLASTIC CAP MARKED "PLS 10559";  
THENCE SOUTH 00°57’08" WEST, 609.03 FEET TO THE TRUE POINT OF BEGINNING (SHOWN AS THE "INITIAL POINT" OF THIS SURVEY);

SUBJECT TO:

ANY EXISTING EASEMENTS, RIGHT-OF-WAY, COVENANTS, CONDITIONS, RESTRICTION AND AGREEMENTS OF RECORD OR APPEARING HEREON.

DAVID CLARKE, DATE

WILLIAM CLARKE, DATE

JUDITH CLARKE, DATE

NOTARY PUBLIC ACKNOWLEDGMENT

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME PERSONALLY APPEARED DAVID CLARKE, KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.  
I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.  
NOTARY PUBLIC FOR THE STATE OF \_\_\_\_\_  
RESIDING AT: \_\_\_\_\_, MY COMMISSION EXPIRES: \_\_\_\_\_

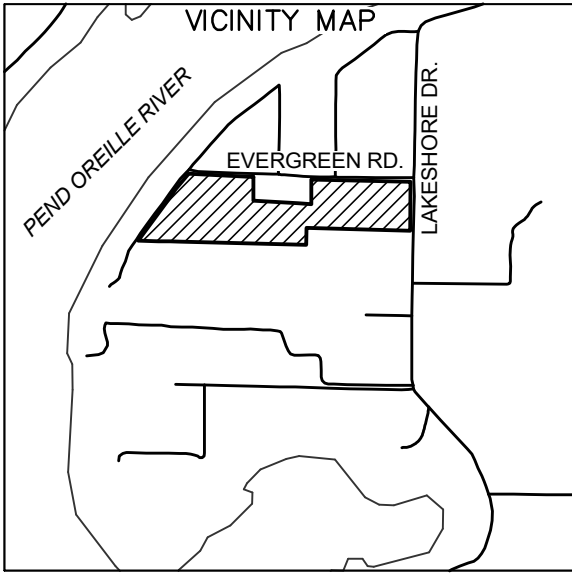
NOTARY PUBLIC

NOTARY PUBLIC ACKNOWLEDGMENT

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME PERSONALLY APPEARED WILLIAM & JUDITH CLARKE, A MARRIED COUPLE, KNOWN OR IDENTIFIED TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.  
I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.  
NOTARY PUBLIC FOR THE STATE OF \_\_\_\_\_  
RESIDING AT: \_\_\_\_\_, MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC

VICINITY MAP



SANITARY RESTRICTION

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 ARE IN FORCE. NO OWNER SHALL CONSTRUCT ANY BUILDING, DWELLING OR SHELTER WHICH NECESSITATES THE SUPPLYING OF WATER OR SEWAGE FACILITIES FOR PERSONS USING SUCH PREMISES UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

COUNTY SURVEYOR

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "CLARKE ESTATES" AND CHECKED THE PLAT COMPUTATIONS THEREON AND HAVE DETERMINED THAT THE REQUIREMENTS OF THE IDAHO STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET.

DATED THIS \_\_\_\_\_, DAY OF \_\_\_\_\_, 202\_\_\_\_.

BONNER COUNTY SURVEYOR

RECORDER’S CERTIFICATE

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_  
AT THE REQUEST OF RUEN YEAGER & ASSOCIATES, INC.

BOOK \_\_\_\_\_ OF PLATS, PAGE \_\_\_\_\_, \_\_\_\_\_

INSTRUMENT NO. \_\_\_\_\_, FEE: \$\_\_\_\_\_

BONNER COUNTY RECORDER

COUNTY TREASURER’S CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE ABOVE DESCRIBED

PROPERTY HAVE BEEN PAID UP TO AND INCLUDING THE YEAR 20\_\_\_\_.

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BONNER COUNTY TREASURER

PLANNING DIRECTOR’S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED

THIS \_\_\_\_\_, DAY OF \_\_\_\_\_, 20\_\_\_\_.

BONNER COUNTY PLANNING DIRECTOR

COUNTY COMMISSIONERS’ CERTIFICATE

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COMMISSIONERS, BONNER COUNTY, IDAHO.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS


SURVEYOR’S CERTIFICATE

I, STEVEN R. SPRAGUE, PLS NUMBER 13554, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE BY ME OR UNDER MY DIRECTION, IN ACCORDANCE WITH THE LAWS OF THE STATE OF IDAHO AND AT THE REQUEST OF DAVID CLARKE, WILLIAM CLARKE AND JUDITH CLARK IN JANUARY 2025.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_

STEVEN R. SPRAGUE, PLS 13554





**RUEN-YEAGER & ASSOCIATES, INC.**  
CONSULTING ENGINEERS – LAND SURVEYORS  
PLANNERS  
3201 N. HUETTER RD., STE. #102  
COEUR D’ALENE, IDAHO 83814 (208)292-0820  
219 PINE ST.  
SANDPOINT, IDAHO 83864 (208)265-4629

DRAWN BY BC	PROJECT NO. P240527	PLOT DATE 5/13/2025	SHEET 2/3
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CLARKE ESTATES  
A MINOR LAND DIVISION IN THE SOUTH HALF OF  
SECTION 9, TOWNSHIP 56 NORTH, RANGE 3 WEST,  
BOISE MERIDIAN, BONNER COUNTY, IDAHO

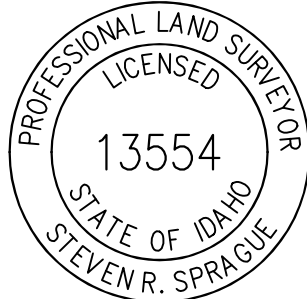
TITLE REPORT


SUBDIVISION GUARANTEE

PREPARED BY: COMMONWEALTH LAND TITLE INSURANCE COMPANY.  
GUARANTEE NO.: 7195-36-689112-2025.81075-234112986  
DATE: MAY 9, 2025

USED IN PREPARATION OF THIS PLAT AND CONSIDERED A PART HERETO BY REFERENCE.

1. Encroachments or questions of location, boundary and area, which an accurate survey may disclose; public or private easements, streets, roads, alleys or highways, unless disclosed of record by recorded Plat or conveyance, or decree of a Court of record; rights or claims of persons in possession, or claiming to be in possession, not disclosed by the public records; material or labor liens or liens under the Workmen's Compensation Act not disclosed by the public records; any service, installation or construction charges for sewer, water, electricity, or garbage collection and disposal.
2. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; right of use, control or regulation by the United States of America in the exercise of powers over navigation; any prohibition or limitation on the use, occupancy or improvement of the land resulting from the rights of the public or riparian owners to use any waters which may cover the land or to use any portion of the land which is now or may formerly have been covered by water, water rights or matters relating thereto.
3. General taxes not now payable; matters relating to special assessments and special levies, if any, preceding the same becoming a lien.
4. General Taxes for the year 2024 are paid Parcel No.: RP56N03W098550A
5. Taxes, including any assessments collected therewith, for the year 2025 which are a lien not yet due and payable.
6. Right, title and interest of the public in and to those portions of the Land lying within roads or highways.
7. An easement for the purpose shown below and rights incidental thereto as reserved in a document:  
Purpose: right of way along and over the private road now thereon  
Recorded: March 13, 1918  
Instrument No.: 41163 at Book 32, Page 327  
NOTE: The exact location and extent of easement is not disclosed in document.
8. An easement for the purpose shown below and rights incidental thereto as set forth in a document:  
Granted To: United States of America  
Purpose: construction of a navigation and flood control improvement in connection with the Albeni Falls Dam Project on the Pend Oreille River  
Recorded: August 9, 1952  
Instrument No.: 42978 at Book 14, Page 76
9. An easement for the purpose shown below and rights incidental thereto as set forth in a document:  
Purpose: easement for roadway  
Recorded: April 23, 1958  
Instrument No.: 65322 at Book 24, Page 472
10. An easement for the purpose shown below and rights incidental thereto as reserved in a document:  
Purpose: easement for roadway  
Recorded: April 23, 1958  
Instrument No.: 65322 at Book 24, Page 472
11. An easement for the purpose shown below and rights incidental thereto as set forth in document:  
Granted To: General Telephone Company of the Northwest, Inc.  
Purpose: Public Utilities  
Recorded: February 17, 1970  
Instrument No.: 125958
12. An easement for the purpose shown below and rights incidental thereto as set forth in document:  
Granted To: Northern Lights, Inc.  
Purpose: Public Utilities  
Recorded: July 27, 1976  
Instrument No.: 177354
13. An easement for the purpose shown below and rights incidental thereto as set forth in document:  
Granted To: Northern Lights, Inc.  
Purpose: Public Utilities  
Recorded: January 27, 1978  
Instrument No.: 196266
14. Rights, interests, or claims which may exist or arise by reason of the following fact(s) shown on a survey plat entitled  
Record of Survey  
Dated: September 7, 1982  
Prepared by: Tucker Engineering  
Recorded: October 12, 1983  
Instrument No.: 276659  
Fact(s): boundary lines
15. Rights, interests, or claims which may exist or arise by reason of the following fact(s) shown on a survey plat entitled  
Record of Survey  
Dated: December 7, 2004  
Prepared by: Tucker, Brown & Vermeer, Inc.  
Recorded: December 9, 2004  
Instrument No.: 665801  
Fact(s): Perimeter boundary & depict location of roadway easement
16. An easement for the purpose shown below and rights incidental thereto as set forth in document:  
Granted To: Northern Lights, Inc.  
Purpose: Public Utilities  
Recorded: October 14, 2005  
Instrument No.: 689634
17. Agreement and the terms and conditions contained therein  
Between: William and Judith Clarke, husband and wife, and David Clarke  
And: Victor A. Roe and Tess L. Roe, husband and wife  
Purpose: Agreement for Usage of a Common Septic Drainfield and Septic Site  
Recorded: October 23, 2008  
Instrument No.: 761080
18. Agreement and the terms and conditions contained therein  
Between: William and Judith Clarke, husband and wife, and David Clarke  
And: David A. Clarke  
Purpose: Agreement for Usage of a Common Septic Drainfield and Septic Site  
Recorded: October 23, 2008  
Instrument No.: 761081
19. Agreement and the terms and conditions contained therein  
Between: William and Judith Clarke, husband and wife, and David Clarke  
And: Gary D. Larsen and Judy K. Larsen, and Robert L. Hensley  
Purpose: Agreement for Usage of a Common Septic Drainfield and Septic Site  
Recorded: October 23, 2008  
Instrument No.: 761082
20. Agreement and the terms and conditions contained therein  
Between: William and Judith Clarke, husband and wife, and David Clarke  
And: Bruce G. Lines and Laura J. Lines, husband and wife; and Corin Lines  
Purpose: Agreement for Usage of a Common Septic Drainfield and Septic Site  
Recorded: October 23, 2008  
Instrument No.: 761083
21. Agreement and the terms and conditions contained therein  
Between: William and Judith Clarke, husband and wife, and David Clark  
And: William and Judith Clarke  
Purpose: Agreement for Usage of a Common Septic Drainfield and Septic Site  
Recorded: October 23, 2008  
Instrument No.: 761084
22. Agreement and the terms and conditions contained therein  
Between: William and Judith Clarke, husband and wife, and David Clarke  
And: Julius J. Edwards and Debra C. Edwards, husband and wife  
Purpose: Agreement for Usage of a Common Septic Drainfield and Septic Site  
Recorded: October 27, 2008  
Instrument No.: 761266
23. Agreement and the terms and conditions contained therein  
Between: William and Judith Clarke, husband and wife and David Clarke  
And: Victor A. Roe and Tess L. Roe, husband and wife  
Purpose: Agreement for Usage of a Common Septic Drainfield and Septic Site  
Recorded: October 30, 2024
24. Agreement and the terms and conditions contained therein  
Between: William and Judith Clarke, husband and wife, and David Clarke  
And: Samuel and Denise Daniels  
Purpose: Agreement for Usage of a Common Septic Drainfield and Septic Tank  
Recorded: January 28, 2016  
Instrument No.: 884906





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